

# BOROUGH OF WATCHUNG

## PLANNING BOARD

TRACEE SCHAEFER, CHAIRWOMAN



## BOROUGH OF WATCHUNG

### PLANNING BOARD

Regular Meeting

April 17, 2018

### OFFICIAL MINUTES

Adopted May 15, 2018

Chairwoman Schaefer called the Regular Meeting to order at 7:31 p.m. Board members present were Mr. Desnoyers, Mr. Ellis, Mr. Haveson, Councilman Sopko, Ms. Pennett, Mayor Pote, Mr. Speeney, Ms. Spingler, and Mr. D'Annunzio. Also present were Mr. Frank Linnus, Esq., Board Attorney, Mr. Thomas Herits, P.E., Board Engineer, and Ms. Theresa Snyder, Board Clerk. There were 2 members from the public present.

Chairwoman Schaefer indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made. She then led the flag salute to the American flag, and the Board members identified themselves for the record.

#### Approval of Minutes

On motion by Mr. Haveson, seconded by Ms. Spingler, the minutes for the January 16, 2018, Reorganizational Meeting were accepted and carried on voice votes with Ms. Pennett and Mr. Ellis abstaining.

On motion by Ms. Pennett, seconded by Mr. Speeney, the minutes for the February 20, 2018, Regular Meeting were accepted and carried on voice votes with Mayor Pote abstaining.

#### Applications

Application PB 17-02; ARISON  
88 Century Lane  
Block: 43.10 Lots: 6

Secretary Desnoyers call the applicant to testify.

Mr. Michael Kates, Esq. represented Mr. Arison. He stated that with the help of Mr. Linnus, Esq., they were able to resolve some of the issues. Mr. Kates, Esq. has resolved his issues

with Somerset County Planning Board and expects a resolution soon. He has a collateral deed with the Borough to satisfy issues related to road maintenance repair and snow plowing for Fisher Lane. He requested a 60 day extension.

On question of Mr. Linnus, Esq., Mr. Kates, Esq. explained that the contract purchaser will be taking care of the soil conservation. He did not know the status of it, but would find out and report back.

Chairwoman Schaefer asked if this was a realistic time frame for an extension.

Mr. Linnus, Esq. suggested that they extend to their full year culminating August 14, 2018.

Mr. Kates, Esq. agreed.

Mr. Linnus, Esq. stated for the record that this was a 55D-48 request for an extension to the end of the statutory period. He explained to the Board that there was a delay with Somerset County and the soil conservation from the Somerset County Planning Board.

On motion by Mr. Desnoyers, seconded by Mr. Haveson, the Board voted to grant the extension based on the following roll call vote:

Roll Call:	Ayes:	Mr. Desnoyers, Mr. Ellis, Mr. Haveson, Councilman Sopko, Mrs. Pennett, Mayor Pote, Ms. Spingler, and Chairwoman Schaefer
	Nays:	
	Not Eligible:	
	Abstain:	Mr. Speeney
	Absent:	

### **Discussion**

Mr. Linnus, Esq. apprised the Board that the Board of Adjustment's annual report had been submitted for review. The Board of Adjustment made recommendation to ban short term rentals in residential zones (AirBNB type rentals). No action was to be taken at that time. The Board was open to discuss this report.

Chairwoman Schaefer and Mayor Pote presented a few issues with the report concerning the date of the report, the number of applications that went before the Board of Adjustment in 2017 and the recommendation to ban short term rentals in residential zones. Theresa Snyder was to report back to Chairwoman Schaefer with clarifications of the report.

Mr. Speeney raised concern over the traffic circle in relation to Valero gas station, particularly with the easterly most egress. He explained that it is very dangerous because people leave the station incorrectly and go down Valley Road or go into the circle the wrong way. He recommended the easterly most access point to the gas station be closed. They are under construction, and might be willing to work with the Borough to ensure the safety of those entering and exiting their facility.

Chairwomen Schaefer said the county is willing to work with the Board.

Mr. Ellis requested that Mr. Linnus, Esq. put together a report that could be presented to the owners of Valero.

Mr. Speeney said the county's issues are the same as the Board's issues with the traffic circle. He recommended this be brought up during the master plan re-exam even though they have an approved site plan.

Mr. Herits, P.E. said they had an approved site plan. Chief Cina is working with the county regarding this matter. Tom Atkins might have more influence because of the site plan being already approved.

Mr. Linnus, Esq. informed the Board that once the site plan was approved, the Board lost their jurisdiction.

Chairwomen Schaefer wanted an email sent to the Chief copying the Mayor and Council asking them to close the entrance.

As a member of the police commission, Councilman Sopko will contact the chief for a status account of the situation and report back to the Board.

**Adjourn**

The Board unanimously voted to adjourn the meeting at 8:06 p.m.

Respectfully Submitted,

*Theresa Snyder*

Theresa Snyder  
Board Clerk